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Connells

Brookfield Drive
Horley



Property Description

A fantastic opportunity for anyone looking for a very well-maintained three-bedroom property within the popular Acres development. The property is ready to move straight in to with recent redecoration including new carpets and neutral decor throughout.

As you enter, an entrance hall offers downstairs WC and space for coats, before stepping in to the spacious lounge featuring a wonderful bay window to the front and access to an understairs storage cupboard.

At the rear of the property is the modern kitchen/diner which features a range of built-in appliances including dishwasher, washing machine and oven/hob as well as an under stairs airing cupboard. From the kitchen, double doors lead out to the private rear garden.

Upstairs, there are two double bedrooms and further single bedroom, with the master bedroom benefiting from an en-suite shower room.

The family bathroom features a modern white suite including bath with shower over, low level WC and wash hand basin. The loft is partly boarded and accessible from the landing via a built-in access ladder.

The rear garden has lawn and patio areas including wooden seating area, plant troughs and garden path leading to a secure rear gate which leads through to the allocated parking space and garage.

The garage is accessed via a rear door from the garden or the electric up-and-over door at the front, benefiting from additional eaves storage.

There are solar panels at the front, which boost the hot water & heating systems.



Entrance Porch

Radiator

Cloakroom

Wash hand basin, W.C, storage cabinet, radiator

Lounge

17' 7" max x 15' max (5.36m max x 4.57m max)

Double glazed window front, understairs cupboard, radiator

Kitchen/Diner

15' x 9' (4.57m x 2.74m)

Double glazed window to rear, double glazed patio doors to rear, sink with drainer, eye level and base units, work surfaces, integrated washing machine, integrated dishwasher, gas hob, electric oven, understairs cupboard housing megaflow tank

Landing

Access via built-in ladder to part-boarded loft, overstairs cupboard

Bedroom One

14' max x 8' 5" (4.27m max x 2.57m)

Double glazed window to front, radiator

En Suite

Wash hand basin, W.C, shower cubicle, storage cabinet and shelving, radiator

Bedroom Two

10' x 8' 5" (3.05m x 2.57m)

Double glazed window to rear, radiator

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

Double glazed window to front, radiator

Bathroom

Double glazed window to rear, bath with shower over and fully tiled surround, wash hand basin, W.C, shaver point, storage cabinet and shelving, radiator

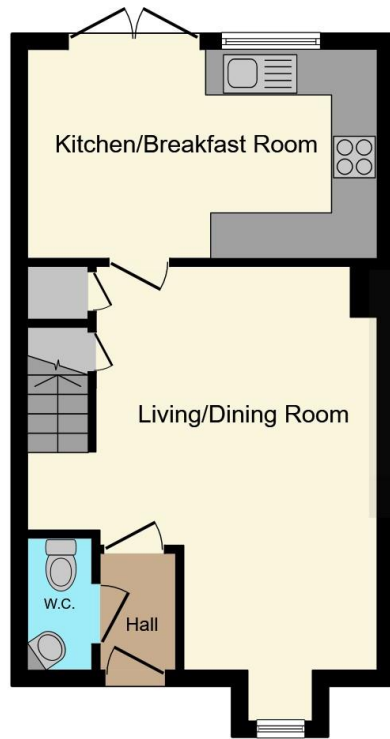
Rear Garden

Patio and lawned areas, wooden seating and plant troughs, external tap, side gate access to allocated parking, rear access to garage

Garage

Electric up-and-over door, electric sockets, part boarded eves in loft space

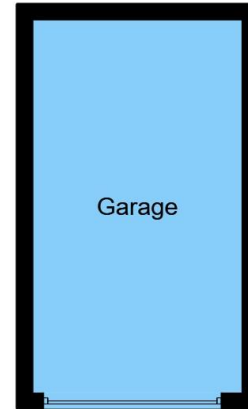




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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